

Housing and Community Affairs

MISSION STATEMENT

The mission of the Department of Housing and Community Affairs is to: plan and implement activities which prevent and correct problems that contribute to the physical decline of residential and commercial areas; ensure fair and equitable relations between landlords and tenants; increase the supply of new affordable housing; and maintain existing housing in a safe and sanitary condition.

BUDGET OVERVIEW

The total recommended FY08 Operating Budget for the Department of Housing and Community Affairs is \$42,653,460, an increase of \$9,977,380 or 30.5 percent from the FY07 Approved Budget of \$32,676,080. Personnel Costs comprise 18.2 percent of the budget for 88 full-time positions and four part-time positions for 75.5 workyears. Operating Expenses and Debt Service account for the remaining 81.8 percent of the FY08 budget.

Not included in the above recommendation is a total of \$1,637,700 and 14.5 workyears that are charged to: Capital Improvements Program - CIP (\$936,740, 8.0 WYs); Permitting Services (\$82,990, 1.0 WY); and Solid Waste Disposal (\$617,970, 5.5 WYs). The funding and workyears for these items are included in the receiving departments' budgets.

DHCA expects the total signed agreements for affordable housing projects through the PILOT program will abate \$11.9 million in taxes in FY08. The signed agreements are comprised of \$5.8 million for properties owned or controlled by the Housing Opportunities Commission, and \$6.1 million for all other affordable housing properties, including those owned by nonprofit and for-profit companies.

In addition, this department's Capital Improvements Program (CIP) requires Current Revenue funding.

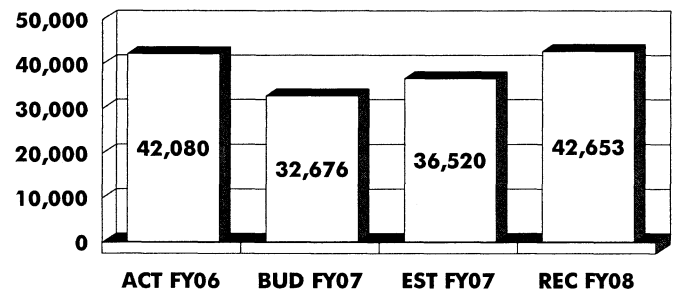
HIGHLIGHTS

- ❖ *Provide \$29.8 million in total resources for the Montgomery Housing Initiative fund (MHI) for the acquisition and rehabilitation of affordable housing.*
- ❖ *Provide Community Development Block Grants (CDBG) of \$610,000 to 29 nonprofit organizations.*
- ❖ *Provide Emergency Shelter Grants of \$60,000 to two nonprofit organizations to prevent homelessness.*
- ❖ *Improve safety and sanitary conditions in neighborhoods by providing an additional Housing Code Enforcement Inspector.*
- ❖ *Provide funding for a Senior Underwriter for the Montgomery Housing Initiative Fund (MHI) to process*

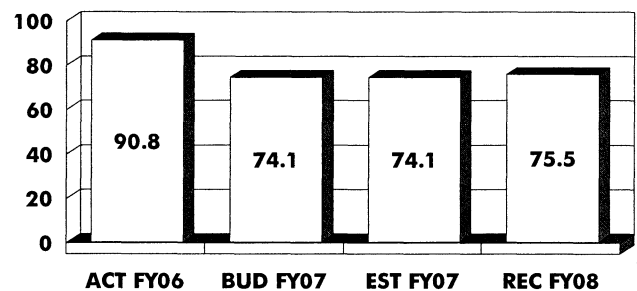
Program Summary

	Expenditures	WYs
Multi-Family Housing Programs	28,657,890	9.5
Single-Family Housing Programs	663,140	7.9
Housing Code Enforcement	1,907,510	18.5
Federal Programs	8,164,870	7.0
Landlord-Tenant Mediation	1,040,870	8.8
Commercial Revitalization	826,900	8.0
Consumer Protection	0	0.0
Licensing and Registration	340,710	3.0
Housing Administration	107,270	2.0
Administration	944,300	10.8
Totals	42,653,460	75.5

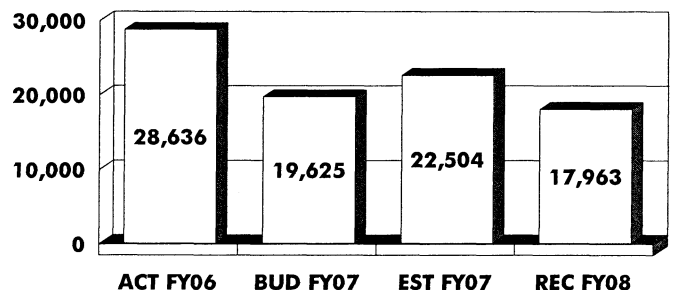
Trends



EXPENDITURES [\$000s]



WORKYEARS



RELATED REVENUES [\$000s]

PROGRAM CONTACTS

Contact Fred Wilcox of the Department of Housing and Community Affairs at 240.777.3607 or Rose Glavinic of the Office of Management and Budget at 240.777.2769 for more information regarding this department's operating budget.

PROGRAM DESCRIPTIONS

Multi-Family Housing Programs

This program creates and preserves affordable multi-family housing units. Loans are made to the Housing Opportunities Commission, nonprofit organizations, property owners, and for-profit developers. This program provides funding to:

- preserve existing affordable housing units;
- construct and acquire affordable housing units;
- rehabilitate existing rental housing stock;
- participate in housing or mixed-use developments that will include affordable housing;
- acquire land to produce affordable housing.

Major funding for these projects is provided from the Montgomery Housing Initiative Fund, the Federal HOME Grant, the Federal Community Development Block Grant, and State grants. The program emphasizes the leveraging of County funds with other public and private funds in undertaking these activities.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	19,049,900	8.7
FY08 CE Recommended	28,657,890	9.5

Single-Family Housing Programs

This program creates and preserves affordable single family housing units. It enforces Chapter 25A of the County Code to ensure Moderately Priced Dwelling Units (MPDUs) are provided and monitored for resale control. The Code requires that 12.5 percent to 15.0 percent of an approved development of 20 dwelling units or more be MPDUs, depending on the amount of density bonus achieved. The housing units produced are marketed at controlled prices, which makes them affordable to low- and moderate-income households. This program provides funding to replace, rehabilitate and weatherize single family housing units and rehabilitate group homes for the special needs population. In addition, this program is responsible for the newly created Work Force Housing Initiative.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	557,460	7.7
FY08 CE Recommended	663,140	7.9

Housing Code Enforcement

This program enforces Chapter 26 of the County Code, Housing Maintenance, by inspecting rental condominiums, multi-family

apartments, and single-family housing to ensure safe and sanitary conditions; and Chapter 48, Solid Wastes, and Chapter 58, Weeds, enforcing the residential weeds and rubbish code. Approximately 80 percent of the single-family inspections result from tenant and/or neighbor complaints; other inspections are the result of concentrated code enforcement efforts in specific areas. The multi-family inspections are based on a requirement for triennial inspections and in response to tenant and/or neighbor complaints. This program is supported by the collection of single-family and apartment/condominium licensing fees.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	1,853,050	18.1
FY08 CE Recommended	1,907,510	18.5

Federal Programs

This program is primarily funded by the Community Development Block Grant, the HOME Grant, and the Emergency Shelter Grant from the Federal government.

The Community Development Block Grant (CDBG) is a Federal Housing and Urban Development (HUD) grant awarded to Montgomery County. It funds both operating activities and Capital Improvements Program projects that meet HUD income and population guidelines.

The HOME Investment Partnership Program Grant, created under Title II of the National Affordable Housing Act of 1990, is intended to increase the stock of affordable housing. The HOME Grant is designed to increase housing choices for low-income households through rental and home ownership programs in cooperation with public, private, and nonprofit organizations.

The Emergency Shelter Grant (ESG) is a Federal Housing and Urban Development (HUD) grant awarded to Montgomery County. It funds both operating and capital expenses related to serving the homeless and preventing homelessness.

Activities may include property acquisition, construction, housing rehabilitation, commercial revitalization, road and sidewalk improvements, handicapped accessible improvements, and a variety of public services involving assistance to low-income persons. Staff carry out the major regulatory requirements related to Federal mandates, including the development and publication of the County's Consolidated plan that identifies the needs of lower-income residents and outlines the action plans addressing those needs.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	8,041,430	7.0
FY08 CE Recommended	8,164,870	7.0

Landlord-Tenant Mediation

This program ensures fair and equitable relations between landlords and tenants and encourages the maintenance and

improvement of housing. Activities include: mediating and arbitrating disputes; providing information and technical assistance to all parties; and taking legal action as necessary, and referring unresolved complaints to the Montgomery County Commission on Landlord-Tenant Affairs.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	1,021,990	8.8
FY08 CE Recommended	1,040,870	8.8

Commercial Revitalization

This program provides planning and implementation for commercial revitalization (physical and economic) in targeted local retail centers and central business districts. Primary funding for these projects is provided from the County's Capital Improvements Program, Federal Community Development Block Grant, Federal Economic Development Incentive Grants, and State Community Legacy Grants.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	753,800	8.0
FY08 CE Recommended	826,900	8.0

Consumer Protection

Bill 25-05, enacted October 11, 2005, created a new Office of Consumer Protection as a principal office in the Executive Branch of County government. Please refer to the table of contents to locate the budget presentation relating to the Office of Consumer Protection.

Licensing and Registration

This program issues licenses to all rental housing (apartments, condominiums, single family) and registers all housing units within common ownership communities.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	345,830	3.0
FY08 CE Recommended	340,710	3.0

Housing Administration

Provides management and oversight to support activities within the housing division including single and multi-family housing programs, code enforcement and landlord tenant mediation.

This program was formerly included as part of the Housing Development and Loan Programs.

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	104,900	2.0
FY08 CE Recommended	107,270	2.0

Administration

This program provides overall direction, administration, and managerial support to the department. Activities include: budgeting, financial management, personnel management and administration, program oversight, training, automated systems management, and policy/program development and implementation (legislation, regulations, procedures).

FY08 Recommended Changes

	Expenditures	WYs
FY07 Approved	947,720	10.8
FY08 CE Recommended	944,300	10.8

BUDGET SUMMARY

	Actual FY06	Budget FY07	Estimated FY07	Recommended FY08	% Chg Bud/Rec
COUNTY GENERAL FUND					
EXPENDITURES					
Salaries and Wages	4,636,622	3,555,320	3,600,810	3,713,720	4.5%
Employee Benefits	1,693,643	1,318,100	1,253,110	1,362,890	3.4%
County General Fund Personnel Costs	6,330,265	4,873,420	4,853,920	5,076,610	4.2%
Operating Expenses	1,026,895	646,960	658,950	720,220	11.3%
Capital Outlay	0	0	0	0	—
County General Fund Expenditures	7,357,160	5,520,380	5,512,870	5,796,830	5.0%
PERSONNEL					
Full-Time	103	86	86	88	2.3%
Part-Time	5	4	4	4	—
Workyears	66.4	49.5	49.5	50.8	2.6%
REVENUES					
Consumer Affairs Business Licenses	68,981	0	0	0	—
New Home Builder License	166,020	0	0	0	—
Miscellaneous - Common Ownership Communities	0	6,000	6,000	6,000	—
Common Ownership Communities Fees	273,507	262,970	262,970	268,250	2.0%
Developer Fee For Alternative Review Committee	0	0	0	53,200	—
Miscellaneous	-25	0	0	0	—
Landlord Apartment Rental License	2,333,237	2,312,110	2,360,000	2,353,650	1.8%
Miscellaneous - Landlord-Tenant	525	20,000	20,000	20,000	—
Civil Citations - Landlord-Tenant	113,425	45,000	45,000	75,000	66.7%
Landlord Single Family Rental License	1,237,954	1,176,000	1,176,000	1,176,000	—
Landlord Condominium Rental License	347,933	302,400	302,400	302,400	—
County General Fund Revenues	4,541,557	4,124,480	4,172,370	4,254,500	3.2%
GRANT FUND MCG					
EXPENDITURES					
Salaries and Wages	1,366,744	1,412,750	1,405,170	1,311,270	-7.2%
Employee Benefits	509,160	562,670	565,280	507,720	-9.8%
Grant Fund MCG Personnel Costs	1,875,904	1,975,420	1,970,450	1,818,990	-7.9%
Operating Expenses	8,363,523	6,121,710	6,313,750	6,371,140	4.1%
Capital Outlay	0	0	0	0	—
Grant Fund MCG Expenditures	10,239,427	8,097,130	8,284,200	8,190,130	1.1%
PERSONNEL					
Full-Time	0	0	0	0	—
Part-Time	0	0	0	0	—
Workyears	17.3	16.9	16.9	16.2	-4.1%
REVENUES					
Community Development Block Grant	6,395,265	3,742,670	3,742,670	3,835,670	2.5%
Community Development Block Grant: Program Income	0	1,100,000	1,100,000	1,100,000	—
Long Branch Community Center	94,231	0	0	0	—
EDI Special Projects	1,070,337	0	0	0	—
Emergency Shelter: Group Homes	259,091	226,600	226,600	226,600	—
HOME Grant: Program Income	0	500,000	500,000	500,000	—
HOME Investment Partnership Grant	2,069,110	2,363,180	2,363,180	2,363,180	—
Takoma Park Code Enforcement	165,449	0	0	0	—
Weatherization	135,264	164,680	213,850	164,680	—
Wheaton Technology Center	30,367	0	0	0	—
Weatherization: DOE Supplement	59,445	0	0	0	—
Community Legacy	-62,730	0	50,000	0	—
Weatherization Universal Svc	0	0	62,900	0	—
Weatherization - Washington Gas	23,598	0	25,000	0	—
Grant Fund MCG Revenues	10,239,427	8,097,130	8,284,200	8,190,130	1.1%
MONTGOMERY HOUSING INITIATIVE					
EXPENDITURES					
Salaries and Wages	377,501	540,870	550,030	658,770	21.8%
Employee Benefits	131,518	188,280	183,710	203,470	8.1%
Montgomery Housing Initiative Personnel Costs	509,019	729,150	733,740	862,240	18.3%

	Actual FY06	Budget FY07	Estimated FY07	Recommended FY08	% Chg Bud/Rec
Operating Expenses	23,974,864	18,250,000	21,909,800	27,726,000	51.9%
Debt Service Other	0	79,420	79,420	78,260	-1.5%
Capital Outlay	0	0	0	0	—
Montgomery Housing Initiative Expenditures	24,483,883	19,058,570	22,722,960	28,666,500	50.4%
PERSONNEL					
Full-Time	0	0	0	0	—
Part-Time	0	0	0	0	—
Workyears	7.1	7.7	7.7	8.5	10.4%
REVENUES					
Developer Approval Payments	55,723	0	0	0	—
MPDU Alternative Payments	0	143,900	278,080	0	—
MPDU Foreclosures	0	0	122,140	0	—
MPDU Resale Recapture	0	2,000,000	2,500,000	2,000,000	—
Seneca Heights Loan	80,304	0	0	0	—
Mortgage Repayments	1,043,900	800,000	800,000	800,000	—
Replacement Home: Mortgage Repayments	236,090	0	0	0	—
Miscellaneous	5,732,718	0	1,138,100	0	—
Other Interest Income	112,238	140,000	0	0	—
Sale of Property	1,250	0	0	0	—
Condo Transfer Tax	6,115,519	4,000,000	4,500,000	2,000,000	-50.0%
Investment Income: Pooled	477,032	240,000	630,000	640,000	166.7%
HOC Loan Repayment	0	79,420	79,420	78,260	-1.5%
Montgomery Housing Initiative Revenues	13,854,774	7,403,320	10,047,740	5,518,260	-25.5%
DEPARTMENT TOTALS					
Total Expenditures	42,080,470	32,676,080	36,520,030	42,653,460	30.5%
Total Full-Time Positions	103	86	86	88	2.3%
Total Part-Time Positions	5	4	4	4	—
Total Workyears	90.8	74.1	74.1	75.5	1.9%
Total Revenues	28,635,758	19,624,930	22,504,310	17,962,890	-8.5%

FY08 RECOMMENDED CHANGES

	Expenditures	WYs
COUNTY GENERAL FUND		
FY07 ORIGINAL APPROPRIATION	5,520,380	49.5
Changes (with service impacts)		
Enhance: MPDU Consultant to evaluate developer financial proposals [Single-Family Housing Programs]	50,000	0.0
Enhance: Housing Code Enforcement Inspector to improve neighborhood safety and sanitary conditions [Housing Code Enforcement]	39,190	0.4
Other Adjustments (with no service impacts)		
Increase Cost: General Wage and Service Increment Adjustments	207,620	0.0
Replace: Staff Reassignments - CDBG to General Fund	104,830	0.7
Increase Cost: Retirement Rate Adjustment	30,170	0.0
Increase Cost: Annualization of FY07 Operating Expenses	25,210	0.0
Increase Cost: Annualization of FY07 Lapsed Positions	16,830	0.2
Increase Cost: Labor Contracts - Other	7,320	0.0
Increase Cost: Printing and Mail Adjustments	4,290	0.0
Decrease Cost: Retirement Rate Charges to Adjustment	-2,910	0.0
Decrease Cost: Elimination of One-Time Items Approved in FY07	-8,000	0.0
Decrease Cost: Motor Pool Rate Adjustment	-10,240	0.0
Decrease Cost: Group Insurance Adjustment	-20,810	0.0
Decrease Cost: Hire two vacant positions at entry level	-29,880	0.0
Decrease Cost: Underfill at Public Administration Intern (PAI) level	-59,650	0.0
Decrease Cost: Annualization of FY07 Personnel Costs (Decrease due to personnel turnover)	-77,520	0.0
FY08 RECOMMENDED:	5,796,830	50.8

	Expenditures	WYs
GRANT FUND MCG		
FY07 ORIGINAL APPROPRIATION	8,097,130	16.9
<u>Changes (with service impacts)</u>		
Add: Emergency Shelter Grant: Community Ministry of Montgomery County, Inc. (Supported Employment Program)	45,000	0.0
Add: Community Development Block Grant: Caribbean Help Center, Inc. (Education, Employment and Public Services-No One Left Behind)	40,000	0.0
Add: Community Development Block Grant: Hospice Caring (Support Services to Hospice Appropriate Patients)	40,000	0.0
Add: Community Development Block Grant: Montgomery County Dept. of Health & Human Services (Breaking the Barriers of Silence)	38,870	0.0
Add: Community Development Block Grant: Peoples Community Baptist Church, Inc. (Breast Cancer Awareness and Prevention Outreach Project)	37,210	0.0
Add: Community Development Block Grant: Silver Spring Interfaith Housing Coalition (Moving to Independence/Jobs for Housing Initiative)	36,000	0.0
Add: Community Development Block Grant: Ministries United Silver Spring Takoma Park, Inc. (Filling the Medical Prescription Gap is a MUSST)	34,000	0.0
Add: Community Development Block Grant: The Shepherd's Table, Inc. (Shepherd's Table Eye Clinic)	31,000	0.0
Add: Community Development Block Grant: College Tracks, Inc. (College Tracks at Wheaton High School)	30,000	0.0
Add: Community Development Block Grant: Hearts & Homes for Youth, Inc. (Work Ready)	30,000	0.0
Add: Community Development Block Grant: Passion for Learning, Inc. (Passion for Learning)	25,000	0.0
Add: Community Development Block Grant: Catholic Charities of the Archdioceses (Housing Support)	23,000	0.0
Add: Community Development Block Grant: Threshold Services, Inc. (Compeer of Montgomery County)	22,000	0.0
Add: Community Development Block Grant: Latino Economic Development Corporation (Small business development in Wheaton)	20,000	0.0
Add: Community Development Block Grant: Liberty's Promise (Enriching Immigrant Youth)	20,000	0.0
Add: Community Development Block Grant: Maryland Vietnamese Mutual Association, inc. (Golden Age Project for Seniors (GAPS))	16,920	0.0
Add: Community Development Block Grant: Asian Pacific American Legal Resource Center (Asian American Domestic Violence Project)	15,500	0.0
Add: Community Development Block Grant: CASA of Maryland, Inc. (Direct Services Program)	15,500	0.0
Add: Community Development Block Grant: Chinese Culture & Community Service Center, Inc. (Adult English Literacy Program)	15,000	0.0
Add: Community Development Block Grant: Gapbuster Learning Center, Inc. (Leaders in Training)	15,000	0.0
Add: Community Development Block Grant: Korean-American Senior Citizens Association of MD, Inc. (Comprehensive Social Assistance Services)	15,000	0.0
Add: Community Development Block Grant: Spanish Catholic Center, Inc. (Pre-Apprenticeship Construction Program)	15,000	0.0
Add: Emergency Shelter Grant: Montgomery County Coalition for the Homeless, Inc. (Partnership for Permanent Housing)	15,000	0.0
Add: Community Development Block Grant: Asian American LEAD (AALEAD Mentoring Program)	10,000	0.0
Add: Community Development Block Grant: Community Preservation and Development Corp. (The CPDC Gateway @ Park Montgomery)	10,000	0.0
Add: Community Development Block Grant: Easter Seals Greater Washington-Baltimore Region, Inc. (Easter Seals Family Friends Program)	10,000	0.0
Add: Community Development Block Grant: Family Services Agency, Inc. (Healthy Families Montgomery-Strengthening Parent/Child Interaction)	10,000	0.0
Add: Community Development Block Grant: Korean American Association (Social Service Coordinating Program)	10,000	0.0
Add: Community Development Block Grant: Maryland Disabilities Forum (MD Disabilities Forum Durable Medical Goods Exchange Program)	10,000	0.0
Add: Community Development Block Grant: Montgomery County Coalition for the Homeless, Inc. (Partnership for Permanent Housing)	10,000	0.0
Add: Community Development Block Grant: Manna Food Center (Smart Snacks Backpack Program)	5,000	0.0
<u>Other Adjustments (with no service impacts)</u>		
Increase Cost: Annualization of FY07 Operating Expenses	156,430	0.0
Increase Cost: CIP appropriation decrease	93,000	0.0
Decrease Cost: Annualization of FY07 Personnel Costs	-51,600	0.0
Shift: Staff Reassignments - CDBG to General Fund	-104,830	-0.7
Decrease Cost: Adjust to display individual Federal programs listed below	-670,000	0.0
FY08 RECOMMENDED:	8,190,130	16.2

	Expenditures	WYs
MONTGOMERY HOUSING INITIATIVE		
FY07 ORIGINAL APPROPRIATION	19,058,570	7.7
<u>Changes (with service impacts)</u>		
Add: MHI allocation for FY08	9,347,300	0.0
Enhance: Senior Underwriter (Program Manager II) for Montgomery Housing Initiative (MHI) Loan requests [Single-Family Housing Programs]	149,030	0.5
<u>Other Adjustments (with no service impacts)</u>		
Increase Cost: Debt Service adjustment	78,260	0.0
Increase Cost: Charges from County Attorney (Mid-year FY07 creation)	34,640	0.3
Increase Cost: General Wage and Service Increment Adjustments	27,020	0.0
Increase Cost: Annualization of FY07 Personnel Costs	26,770	0.0
Increase Cost: Retirement Rate Adjustment	2,350	0.0
Decrease Cost: Group Insurance Rate Adjustment	-2,720	0.0
Decrease Cost: Annualization of FY07 Operating Expenses	-54,720	0.0
FY08 RECOMMENDED:	28,666,500	8.5

FUTURE FISCAL IMPACTS

Title	CE REC. FY08	FY09	FY10	(S000's) FY11	FY12	FY13
This table is intended to present significant future fiscal impacts of the department's programs.						
COUNTY GENERAL FUND						
Expenditures						
FY08 Recommended	5,797	5,797	5,797	5,797	5,797	5,797
No inflation or compensation change is included in outyear projections.						
Annualization of Positions Recommended in FY08	0	34	34	34	34	34
New positions in the FY08 budget are generally lapsed due to the time it takes a position to be created and filled. Therefore, the amounts above reflect annualization of these positions in the outyears.						
Elimination of One-Time Items Recommended in FY08	0	-4	-4	-4	-4	-4
Items approved for one-time funding in FY08, including personal computer, printer, and office supplies will be eliminated from the base in the outyears.						
Labor Contracts	0	270	539	555	555	555
These figures represent the annualization of service increments, general wage adjustments, and associated benefits. Estimated compensation (e.g., general wage adjustments and service increments) for personnel are included for FY09 and beyond.						
Labor Contracts - Charges to Others	0	-26	-52	-53	-53	-53
These figures represent the annualization of service increments, general wage adjustments, and associated benefits for staff charged to other departments. Estimated compensation (e.g., general wage adjustments and service increments) for personnel are included for FY09 and beyond.						
Labor Contracts - Other	0	6	6	6	6	6
These figures represent other negotiated items included in the labor agreements.						
Central Duplicating Deficit Recovery Charge	0	1	0	-3	-3	-3
Departments will be assessed a per-employee charge to recover Central Duplicating's negative fund balance by the end of FY09.						
Subtotal Expenditures	5,797	6,078	6,320	6,332	6,332	6,332
MONTGOMERY HOUSING INITIATIVE						
Expenditures						
FY08 Recommended	28,667	28,667	28,667	28,667	28,667	28,667
No inflation or compensation change is included in outyear projections.						
Annualization of Positions Recommended in FY08	0	45	45	45	45	45
New positions in the FY08 budget are generally lapsed due to the time it takes a position to be created and filled. Therefore, the amounts above reflect annualization of these positions in the outyears.						
Elimination of One-Time Items Recommended in FY08	0	-4	-4	-4	-4	-4
Items approved for one-time funding in FY08, including furniture, computer, and printer will be eliminated from the base in the outyears.						
Labor Contracts	0	32	64	67	67	67
These figures represent the annualization of service increments, general wage adjustments, and associated benefits. Estimated compensation (e.g., general wage adjustments and service increments) for personnel are included for FY09 and beyond.						
Group Insurance Premium Holiday Adjustment	0	5	5	5	5	5
This is the estimated cost to restore funding for two pay periods of group insurance premium contributions.						
Subtotal Expenditures	28,667	28,745	28,777	28,780	28,780	28,780

FY08-13 PUBLIC SERVICES PROGRAM: FISCAL PLAN				MONTGOMERY HOUSING INITIATIVE			
FISCAL PROJECTIONS	FY07 ESTIMATE	FY08 REC	FY09 PROJECTION	FY10 PROJECTION	FY11 PROJECTION	FY12 PROJECTION	FY13 PROJECTION
ASSUMPTIONS							
Indirect Cost Rate	12.76%	12.56%	12.56%	12.56%	12.56%	12.56%	12.56%
CPI (Fiscal Year)	3.4%	3.1%	2.8%	2.7%	2.7%	2.6%	2.6%
Investment Income Yield	5.2%	5.2%	5.0%	5.0%	5.1%	5.1%	5.2%
BEGINNING FUND BALANCE	6,935,170	1,075,930	587,750	1,381,820	2,929,620	5,313,660	8,486,700
REVENUES							
Miscellaneous	10,047,740	5,518,260	5,526,870	5,555,300	5,583,580	5,621,730	5,659,770
Subtotal Revenues	10,047,740	5,518,260	5,526,870	5,555,300	5,583,580	5,621,730	5,659,770
INTERFUND TRANSFERS (Net Non-CIP)							
Transfers To The General Fund	(93,040)	(108,300)	(112,350)	(116,390)	(116,700)	(116,700)	(116,700)
Indirect Costs	(93,040)	(108,300)	(112,350)	(116,390)	(116,700)	(116,700)	(116,700)
Transfers From The General Fund	7,811,920	23,268,360	24,123,300	24,883,300	25,692,300	26,441,300	27,151,300
To MHI	7,811,920	23,268,360	24,123,300	24,883,300	25,692,300	26,441,300	27,151,300
TOTAL RESOURCES	24,701,790	29,754,250	30,125,570	31,704,030	34,088,800	37,259,990	41,181,070
CIP CURRENT REVENUE APPROP.							
	(500,000)	(500,000)	0	0	0	0	0
PSP OPER. BUDGET APPROP/ EXP'S.							
Operating Budget	(22,643,540)	(28,588,240)	(28,588,240)	(28,588,240)	(28,588,240)	(28,588,240)	(28,588,240)
Debt Service: Other (Non-Tax Funds only)	(79,420)	(78,260)	(76,870)	(75,300)	(73,580)	(71,730)	(69,770)
Labor Agreement	n/a	0	(32,230)	(64,460)	(66,910)	(66,910)	(66,910)
Annualization of Position			(45,030)	(45,030)	(45,030)	(45,030)	(45,030)
One-Time (computer and O/E new position)	n/a	n/a	4,000	4,000	4,000	4,000	4,000
Group Insurance (Premium Holiday adjustment)	n/a	n/a	(5,380)	(5,380)	(5,380)	(5,380)	(5,380)
Subtotal PSP Oper Budget Approp / Exp's	(23,125,860)	(28,666,500)	(28,743,750)	(28,774,410)	(28,775,140)	(28,773,290)	(28,771,330)
TOTAL USE OF RESOURCES	(23,625,860)	(29,166,500)	(28,743,750)	(28,774,410)	(28,775,140)	(28,773,290)	(28,771,330)
YEAR END FUND BALANCE	1,075,930	587,750	1,381,820	2,929,620	5,313,660	8,486,700	12,409,740
END-OF-YEAR RESERVES AS A							
PERCENT OF RESOURCES	4.4%	2.0%	4.6%	9.2%	15.6%	22.8%	30.1%

Assumptions:

1. Maintains the County Executive's commitment to affordable housing. Per Council Resolution 15-110, the CE's recommended budget includes an allocation from the General Fund to the Montgomery Housing Initiative fund (MHI) to ensure the availability of \$16.1 million or the equivalent of 2.5 percent of actual General Fund property taxes from two years prior to the upcoming fiscal year, whichever is greater.
2. The actual FY06 General Fund property taxes were \$782,131,830.
3. The allocation available for the Montgomery Housing Initiative fund (MHI) is 2.5 percent of the actual General Fund property taxes, equal to \$19,553,296.
4. Per Council Bill 25A-4, paragraph (c), enacted November 30, 2004, effective April 1, 2005, the FY08 Montgomery Housing Initiative Fund (HIF) will not include an additional allocation from MPDU alternative payments.

Notes:

1. These projections are based on the Executive's Recommended Budget and include negotiated labor agreements, the operating costs of capital facilities, the fiscal impact of approved legislation or regulations, and other programmatic commitments. They do not include inflation or unapproved service improvements. The projected future expenditures, revenues, and fund balance may vary based on changes to fee or tax rates, usage, inflation, future labor agreements, and other factors not assumed here.
2. The labor contract with the Municipal and County Government Employees Organization, Local 1994 expires at the end of FY10.

FY08 Landlord Tenant Affairs/Common Ownership Community Restricted Fund		
	LTA	COC
BEGINNING FUND BALANCE	1,628,310	146,770
Revenues	3,927,050	274,250
Expenditures	4,148,280	315,920
YEAR END FUND BALANCE	1,407,080	105,100

HOUSING AND COMMUNITY AFFAIRS

PROGRAM:

Housing Code Enforcement

PROGRAM ELEMENT:

PROGRAM MISSION:

To ensure safe and sanitary conditions in single and multi-family residential housing units by conducting regular and as-required inspections

COMMUNITY OUTCOMES SUPPORTED:

- Safe, attractive neighborhoods
- Increased tax base
- Enhanced quality of life

PROGRAM MEASURES

	FY04 ACTUAL	FY05 ACTUAL	FY06 ACTUAL	FY07 BUDGET	FY08 CE REC
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Outcomes/Results:

Percentage of housing units brought up to code following inspection	98.0	98.0	99.0	99.5	99.5
Houses rehabilitated	42	45	26	50	50

Service Quality:

Average time to respond to complaints (days)	4	4	4	4	4
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Efficiency:

Program cost per unit to bring property/housing units into compliance (\$)	95	102	88	124	127
Number of properties/housing units inspected per Department of Housing and Community Affairs workyear	967	863	1,110	836	839

Workload/Outputs:

Number of properties/housing units inspected	22,730	20,116	26,910	21,000	21,500
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Inputs:

Expenditures (\$000)	2,114	2,010	2,335	2,587	2,712
Workyears	23.5	23.3	24.0	25.1	25.6

HOUSING AND COMMUNITY AFFAIRS

PROGRAM:

Landlord-Tenant Mediation

PROGRAM ELEMENT:
PROGRAM MISSION:

To provide information on landlord-tenant affairs, and to investigate and conciliate landlord-tenant disputes in a fair, timely, and equitable manner, taking legal action as necessary

COMMUNITY OUTCOMES SUPPORTED:

- Promote the understanding of individual rights and responsibilities
- Encourage respect for the law
- Provide responsive government
- Promote a positive business climate and an excellent quality of life

PROGRAM MEASURES

	FY04 ACTUAL	FY05 ACTUAL	FY06 ACTUAL	FY07 BUDGET	FY08 CE REC
Outcomes/Results:					
Percentage of disputes resolved	95	94	95	95	95
Number of cases referred to the Commission on Landlord-Tenant affairs	40	47	58	35	35
Service Quality:					
Percentage of landlords participating in cases that rate as good or excellent:					
- The fairness with which the matter was handled	90	86	80	90	90
- The speed with which the matter was handled	91	92	90	90	90
- The courtesy and attitude of program staff	90	85	90	90	90
Percentage of tenants participating in cases that rate as good or excellent:					
- The fairness with which the matter was handled	90	95	89	90	90
- The speed with which the matter was handled	92	84	89	90	90
- The courtesy and attitude of program staff	93	96	89	90	90
Efficiency:					
Service units completed per workyear	6,062	6,132	5,774	5,800	5,231
Average cost per service unit (\$)	14.76	17.68	20.89	20.02	22.61
Workload/Outputs:					
Number of requests for information	47,500	45,650	45,000	50,000	45,000
Number of complaints filed	952	916	1,155	1,000	1,000
Number of education and outreach presentations	42	38	36	40	40
Inputs:					
Expenditures (\$000)	716	824	965	1,022	1,041
Workyears	8.0	7.6	8.0	8.8	8.8